

# \$500,000 - 12133 Cygnet Boulevard, Grande Prairie

---

MLS® #A2202530

**\$500,000**

6 Bedroom, 3.00 Bathroom, 2,238 sqft

Residential on 0.14 Acres

Crystal Lake Estates, Grande Prairie, Alberta

Welcome to this impressive modified bi-level home, perfectly situated along the sought-after Cygnet Boulevard in Crystal Lake. Offering an abundance of space and thoughtful design, this home features 6 generous bedrooms, 3 bathrooms, and 3 distinct living areas, plus a dedicated office—ideal for families of all sizes.

The luxurious master suite is a standout, located above the garage with a spacious walk-around closet, a large ensuite with in-suite laundry, and the potential to add a cozy fireplace for ultimate comfort.

On the main level, you'll find a bright and inviting front family room, a centrally located office/library, and a second living area at the rear of the home that seamlessly connects to the expansive kitchen and dining space. The kitchen boasts a large island, pantry, ample cabinetry, and direct access to a covered deck—perfect for entertaining while enjoying views of the backyard. This level also includes two oversized bedrooms and a full bathroom.

The fully finished basement is designed for relaxation and functionality, featuring an entertainment room, three additional bedrooms, a bathroom, a second laundry room, and a utility room.

Additional highlights of this well-built home include central air, and in-floor heating for



year-round comfort. The heated triple-car garage offers ample space for parking and can easily transform into the ultimate man cave or workshop.

The yard features beautiful fruit trees and a green house for those that love to garden.

Don't miss out on this exceptional homeâ€™s ready to be your next dream home!

Built in 2002

**Essential Information**

MLS® #	A2202530
Price	\$500,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	2,238
Acres	0.14
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

**Community Information**

Address	12133 Cygnet Boulevard
Subdivision	Crystal Lake Estates
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 1N3

**Amenities**

Parking Spaces	6
Parking	Heated Garage, Triple Garage Attached
# of Garages	3

**Interior**

Interior Features	Kitchen Island, Walk-In Closet(s), Bookcases, Built-in Features, Pantry, Storage, Sump Pump(s)
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings, Range Hood
Heating	Natural Gas, Central
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Storage
Lot Description	Back Yard, City Lot, Fruit Trees/Shrub(s), Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	March 14th, 2025
Days on Market	152
Zoning	RG

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.